



Entered on Docket
March 29, 2010

A handwritten signature in black ink, appearing to read "Mike K. Nakagawa".

Hon. Mike K. Nakagawa
United States Bankruptcy Judge

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Attorneys for Secured Creditor WELLS FARGO BANK, NATIONAL ASSOCIATION AS
TRUSTEE FOR THE CERTIFICATEHOLDERS OF STRUCTURED ASSET
MORTGAGE INVESTMENTS II INC., BEAR STEARNS MORTGAGE FUNDING
TRUST 2006-AR-3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES
2006-AR3

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re

BRENDA JOYCE JONDAHL ,

Debtor(s).

Bankruptcy Case No. BK-S-09-32004-mkn
Chapter 7

WELLS FARGO BANK, NATIONAL
ASSOCIATION AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF STRUCTURED
ASSET MORTGAGE INVESTMENTS II INC.,
BEAR STEARNS MORTGAGE FUNDING
TRUST 2006-AR-3, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2006-
AR3'S ORDER TERMINATING AUTOMATIC
STAY

Date: February 24, 2010

Time: 1:30 p.m.

1 A hearing on Secured Creditor Wells Fargo Bank, National Association as
2 Trustee for the Certificateholders of Structured Asset Mortgage Investments II Inc., Bear Stearns
3 Mortgage Funding Trust 2006-AR-3, Mortgage Pass-Through Certificates, Series 2006-AR3's
4 Motion for Relief From the Automatic Stay came on regularly for hearing in the United States
5 Bankruptcy Court before the Honorable Mike K. Nakagawa, Michelle Abrams appearing on
6 behalf of Secured Creditor.

7 The court having duly considered the papers and pleadings on file herein and
8 being fully advised thereon and finding cause therefor:

9 IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

10 The automatic stay of 11 United States Code section 362 is hereby immediately
11 terminated as to the Chapter 7 Trustee only as it applies to the enforcement by Movant of all of
12 its rights in the real property under the Note and Deed of Trust encumbering the real property
13 commonly known as 9215 Horseshoe Basin Ave, Las Vegas, Nevada 89149 ("Real Property"),
14 which is legally described as:

15 LOT 36 IN BLOCK 1 OF TOWN CENTER
16 ASSEMBLAGE L-TC 55 NO.2, AS SHON BY
17 MAP THEREOF ON FILE IN BOOK 112 OF
18 PLATS, PAGE 44 IN THE OFFICE OF THE
COUNTY RECORDER OF CLARK COUNTY,
NEVADA.

19 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Order
20 Terminating the Automatic Stay is moot as to the Debtor as a discharge was received on March
21 1, 2010, and the automatic stay 11 United States Code section 362 no longer applies to the
22 Debtor.

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1 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant and/or
 2 its foreclosure trustee shall mail written notice of the time, date and place of the foreclosure sale
 3 of the Real Property to the Debtor(s) at the address for the Real Property at least 7 calendar days
 4 prior to the foreclosure sale. In the event that Movant and/or its foreclosure trustee provides at
 5 least 7 calendar days' advance notice of the time, date and place of the foreclosure sale of the
 6 Real Property in compliance with the notice requirements set forth in Chapter 107 of Nevada
 7 Revised Statutes, those notices shall be sufficient to satisfy the requirement of this Court to
 8 provide 7 days' notice to the Debtor(s).

9 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant may
 10 offer and provide Debtor with information re: a potential Forbearance Agreement, Loan
 11 Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and
 12 may enter into such agreement with Debtor. However, Movant may not enforce, or threaten to
 13 enforce, any personal liability against Debtor if Debtor's personal liability is discharged in this
 14 bankruptcy case.

15 APPROVED/DISAPPROVED APPROVED/DISAPPROVED

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 17 _____
 18 MELISSA S. CAIN
 DEBTOR(S) ATTORNEY

17 _____
 18 JAMES F. LISOWSKI, SR.
 TRUSTEE

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ALTERNATIVE METHOD re: RULE 9021:

In accordance with LR 9021, counsel submitting this document certifies as follows (check one):

☐ The court has waived the requirement of approval under LR 9021.

☐ I certify that I have served a copy of this order with the motion, and no parties appeared or filed written objections.

☒ This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

☐ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

☐ Approved.

☐ Disapproved.

☒ Failed to respond. – Debtor's Attorney/Trustee

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Submitted by:

/s/ JACQUE A. GRUBER

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ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS
OF STRUCTURED ASSET MORTGAGE INVESTMENTS II

INC., BEAR STEARNS MORTGAGE FUNDING TRUST 2006-AR-3,
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR3